



Newsletter for the Update of the Indianapolis-Marion County Comprehensive Plan

April 2002

EXTRA EDITION

Planning Meetings begin in Pike/Wayne Townships

The Pike and Wayne Township Planning Areas will lead off the land use planning phase of the Comprehensive Plan update.

The order of the township planning meetings was established by the Indianapolis Insight Steering Committee. At the suggestion of the Comprehensive Planning staff, the Steering Committee decided that an objective set of criteria based on need and urgency would be the most appropriate method of deciding the sequence of townships.

The criteria that were chosen to represent that sense of urgency were:

- A. Demand for vacant land in excess of supply. This criteria looks at how much of the future demand cannot be met. A recent study commissioned by the Division of Planning has projected the demand for developable land over the next 25 years. The assumption is that a township with a large amount of demand in comparison to supply will develop more quickly and thus has a greater urgency.
- B. Number of building permits issued in the last three years. This gets at the amount of development happening right now. The assumption is that a township with a lot of current

development has a greater urgency than a township with a small amount of current development. By choosing three years instead of one year, the effect of a single-year aberration is lessened.

- C. 10-year trend in number of housing units permitted. This provides a sense of the amount of devel-

opment in the recent past. The assumption here is that a township with a long term trend of decline in the number of housing units permitted each year would have a lesser urgency than a township with a long term trend of an increasing number of yearly building permits.

After establishing these criteria, the Steering Committee members determined the relative importance of the criteria. The Steering Committee members individually gave a weight to each of the criteria. Staff then averaged the individual weightings to determine an overall weight. Demand for vacant land in excess of supply was given the largest weight and thus was considered



Beautiful Eagle Creek Park is among a number of amenities that continue to draw new residents to Pike Township.

the most important criteria. The 10-year trend in housing permits was given the smallest weighting.

Staff took this information and mathematically generated the sequence of townships based on the criteria and their relative weightings.

Because staff expects to work on two township planning areas at a time, the results below are given in pairs.

First pair: Wayne and Pike Township Planning Areas

Second pair: Perry and Lawrence Township Planning Areas

Third pair: Washington and

Warren Township Planning Areas

Fourth pair: Decatur and Franklin Township Planning Areas

Schedule of meetings

Continued from page 4

2nd meeting

July 8

7:00 p.m.

Northwest High School media center

5525 W. 34th Street

3rd meeting

July 29

7:00 p.m.

Garden City Elementary School

4901 Rockville Road

See Map on Page 5

4th meeting

August 19

7:00 p.m.

Wayne Township Fire Department Headquarters

700 N. High School Road

park in rear

The Pike Township Planning Area includes all of Pike Township except for the areas covered by the Michigan Road and Lafayette Square Area Plans.

Approximately nine meetings will be held in each planning area. If more meetings are needed to complete the work, more meetings will be added to the schedule. The content of each meeting will build upon the outcomes of the previous meetings.

The planning areas are loosely based on townships. Areas with neighborhood or corridor plans will not be re-planned. The few portions of Center Township not covered by a neighborhood or corridor plan will be planned with their neighboring township.

See Map on Page 6

The Wayne Township Planning Area includes portions of northwestern and southwestern Center Township.

Check our website at www.indy.gov.org/indianapolisinsight for meeting updates.

The Wayne Township Planning Area contains portions of northwestern and southwestern Center Township. It does not include the Eagledale, Lafayette Road-Coffin Park, Nearwestside and West Indianapolis and Minnesota Street-West Washington Street neighborhoods which already have existing land use plans.

Use this form to order the Indianapolis Insight Plan, Community Values Component and/or the Indianapolis Insight Land Use Mapping Handbook.

The Community Values Component guides development of the second phase of the Comprehensive Plan update and includes planning principles, value statements and recommendations for new and revised policies, procedures, programs, and ordinances. The first copy is available free of charge. Additional copies are \$5.00. The Community Values Component will be available in final printed form early in June.

The Land Use Mapping Handbook is a short, user-friendly guide to the land use mapping process. The Land Use Mapping Handbook is available free of charge and is available now.

To receive copies of these documents, please return this form to:

Division of Planning, Comprehensive Planning Section

1841 City-County Building

200 East Washington Street

Indianapolis, IN 46204

Name _____

Address _____

City, State Zip _____

_____ Indianapolis Insight Plan, Community Values Component

_____ Indianapolis Insight Land Use Mapping Handbook

Agenda set for initial planning meetings

The opening meetings in the land use planning process will focus on learning about the land use planning process, stable areas, areas in transition and environmentally sensitive areas.

The first meeting in each township planning area will be an overview of the planning process. Planning handbooks will be made available to help participants keep everything in mind. (If you'd like a copy of the planning handbook in advance, see the order form above.)

After the overview, meeting participants can expect to get right down to work making land use recommendations. The first areas that we will focus on are the stable areas that make up a large portion of both planning areas. The stable areas are

those developed areas where the current land uses are appropriate and where there is little to no pressure of change.

At the second meeting we will look at areas of transition and environmentally sensitive areas.

Areas of transition are developed areas that are under some pressure of change or redevelopment.

Environmentally sensitive areas are those places such as steeply sloped sites, high-quality woodlands, wetlands and wellfields that possess special environmental characteristics that require careful attention with regard to development proposals.

Future meetings will look at less established areas where the future land uses are less clear-cut.

The process will conclude with the designation of critical areas.

Ongoing participation in the meetings is encouraged because each meeting will build upon the previous meetings.

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The View: Newsletter for the Update
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Schedule of planning meetings is announced

The land use mapping phase of the Indianapolis Insight Plan kicks off with meetings in the Pike Township and Wayne Township Planning Areas.

A noted local economist has said, "A city is its land use." If you want to have a say in the future of the city through land use planning, this is your chance to be involved. The land use maps are foundation of development, zoning and variance decisions.

The meetings are open to all Marion County citizens who wish to be involved.

Although the meetings are being held on a township basis, the results from all the townships will be put together to form an overall Land Use Plan for Marion County.

The first four of an estimated

nine meetings for the Pike Township Planning Area will be at the following times and locations:

1st meeting

May 13

7:00 p.m.

Intech 1 Conference Center

Intech Park

6325 Digital Way

2nd meeting

June 3

7:00 p.m.

Pike Township Government Center

5665 Lafayette Road

3rd meeting

June 24

7:00 p.m.

Intech 1 Conference Center

Intech Park

6325 Digital Way

4th meeting

July 15

7:00 p.m.

Pike Township Gov't Center

5665 Lafayette Road

The first four meetings for the Wayne Township Planning Area will be held on these dates and places:

1st meeting

June 10

7:00 p.m.

Wayne Township Fire Department Headquarters

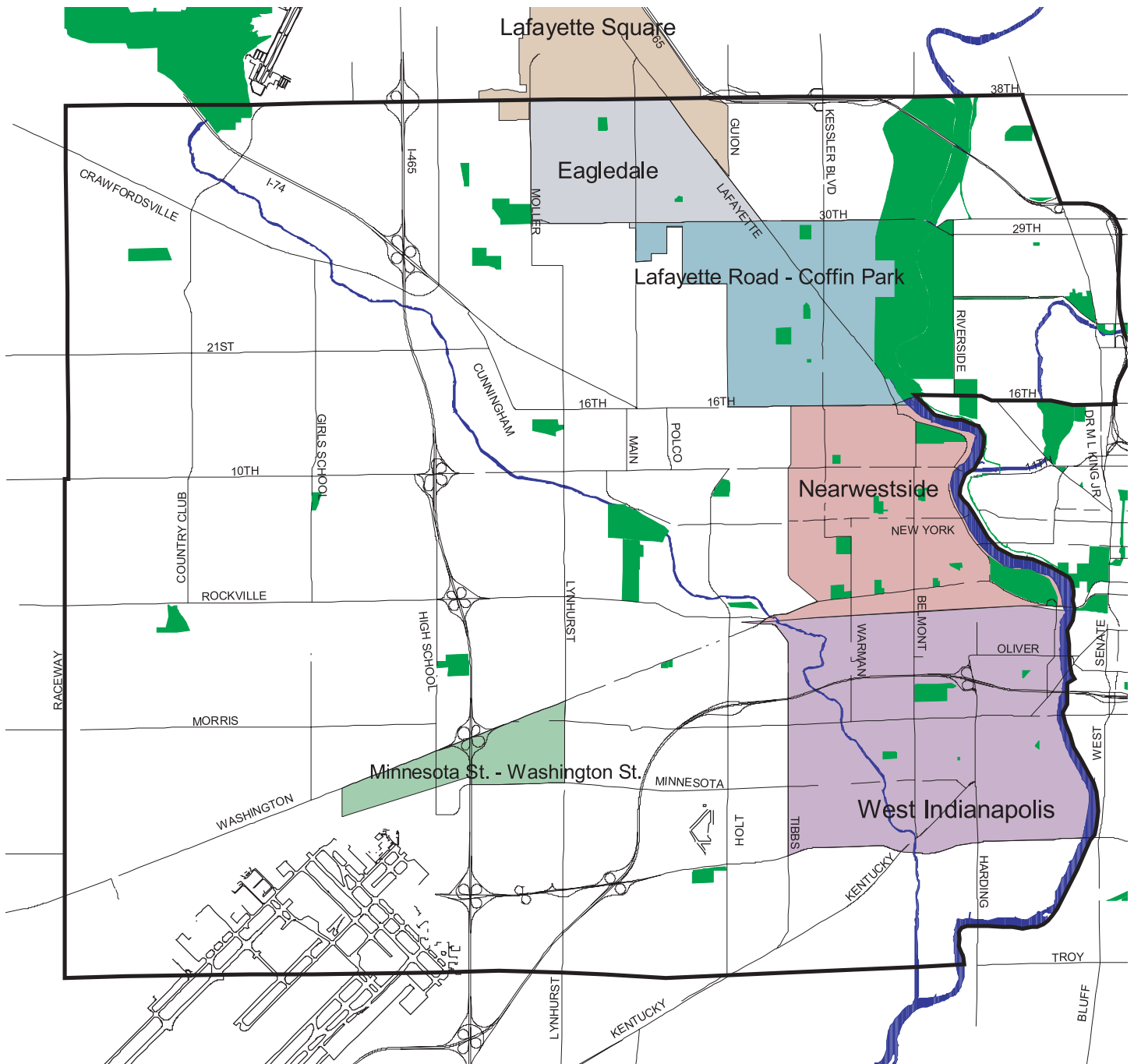
700 N. High School Road

park in rear

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Pike Township Planning Area



Wayne Township Planning Area